



APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 3307 S US HIGHWAY 1, Fort Pierce, FL 34982

2. Legal description of real property for which annexation is being requested:
See Attached Word PDF for Legal Description

Property Tax ID: 2427-601-0050-000-7

3. Size of described property: 3.72 acres

4. Project description: The applicant seeks to annex to the City of Fort Pierce and develop a slab show room/ warehouse for business uses

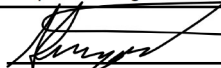
5. Current St. Lucie County Future Land Use Designation: Commercial (COM)/Residential High (RH)

6. Current St. Lucie County Zoning: Commercial General (CG)/Residential, Multiple Family -11

7. Is this a Historic property? Unknown

8. Appraised value: \$359,260

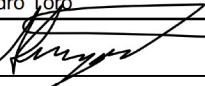
9. Name of Owner(s): Ubilla-Duque Holdings LLC

Signature of Owner(s):  Alejandro Toro (Authorized Agent)

Mailing Address: 10250 SW Village Parkway

City Port St. Lucie State Florida Zip 34987

Phone 772-462-2455 Fax _____

10. Name of Representative: Alejandro Toro
Signature of representative: 
Mailing Address: 10250 SW Village Parkway
City) Port St. Lucie State Florida Zip 34987
Phone 772-462-2455 Fax _____
E-mail: 772-462-2455

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

Prepared by:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21841

General Warranty Deed

Made this December 22, 2022 A.D. By

Sophia S. Agapion and Stelios N. Sitaras AKA Stanley Sitaras and Katerina Makiej and Michael N. Sitaras, hereinafter called the grantor,

to Ubilla-Duque Holdings, LLC, a Florida limited liability company, whose post office address is: 427 S. Market Ave., Fort Pierce, FL 34982, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

SEE ATTACHED EXHIBIT "A"

The above described property is not the homestead property of the herein named grantors.

Parcel ID Number: 2427-601-0050-000/7

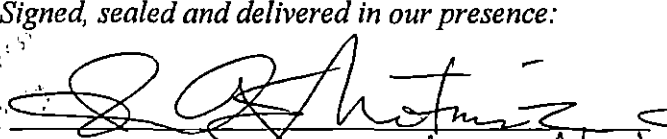
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  (Seal)
Witness #1 Printed Name: Evrene Agapion Martine Address: 616 Willoughby Blvd., Greensboro, North Carolina 27408
Sophia S. Agapion


Witness #2 Printed Name: Aristeo Huerta

State of North Carolina
County of Guilford

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of December 2022 by Sophia S. Agapion, who is/are personally known to me or who has produced NC 3145938 as identification.

A ANDY OGUAMA
Notary Public
Guilford Co., North Carolina
My Commission Expires June 30, 2027

Notary Public
Print Name: AWA ANDY OGUAMA
My Commission Expires: June 30, 2027

Prepared by:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21841

Signed, sealed and delivered in our presence:

Stelios N. Sitaras

(Seal)

Stelios N. Sitaras AKA Stanley Sitaras
Address: 1903 Creek Valley Lane, Sugarland, TX 77478

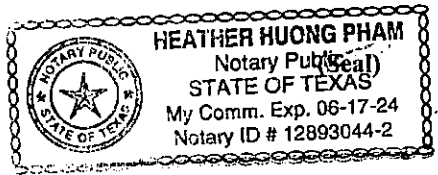
[Signature]
Witness #1 Printed Name Kyle Virabalin

[Signature]
Witness #2 Printed Name Khiet-nghi Luong

State of Texas
County of Fort Bend

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of December, 2022, by Stelios N. Sitaras AKA Stanley Sitaras, who is/are personally known to me or who has produced TX DL as identification.

[Signature]
Notary Public
Print Name: Heather Ph
My Commission Expires: _____



Prepared by:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21841

Signed, sealed and delivered in our presence:

Dipti C
Witness #1 Printed Name Dipti Contractor

Katerina Makiej (Seal)
Katerina Makiej
Address: 7 Aspen Circle, Andover, MA 01810

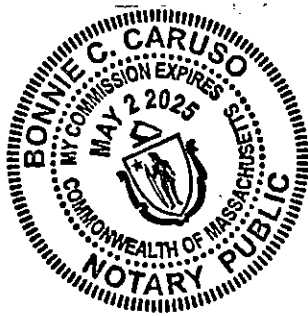
Cheryl Parent
Witness #2 Printed Name Cheryl Parent

State of Massachusetts
County of Essex

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of December, 2022 by Katerina Makiej, who is/are personally known to me or who has produced M DL as identification.

(Seal)

Bonnie C Caruso
Notary Public
Print Name: BONNIE C CARUSO
My Commission Expires: 5/2/2025



Prepared by:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21841

Signed, sealed and delivered in our presence:

Paul Michael Headley Michael N. Sitaras (Seal)
Witness #1 Printed Name Paul Michael Headley Address: 6567 Petunia Place, Carlsbad, CA 92011

Jeffery S. Melemed
Witness #2 Printed Name Jeffery S. Melemed

State of California
County of San Diego

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of August, 2020, by Michael N. Sitaras, who is/are personally known to me or who has produced Identification as identification.

Michael N. Sitaras
Notary Public
Print Name: _____
My Commission Expires: _____

**Please See Attached
For Official Notary Wording**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On December 21, 2022 before me, Susan A. Runner Notary Public
(insert name and title of the officer)

personally appeared Michael N. Sitaras
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susana A. Runner (Seal)



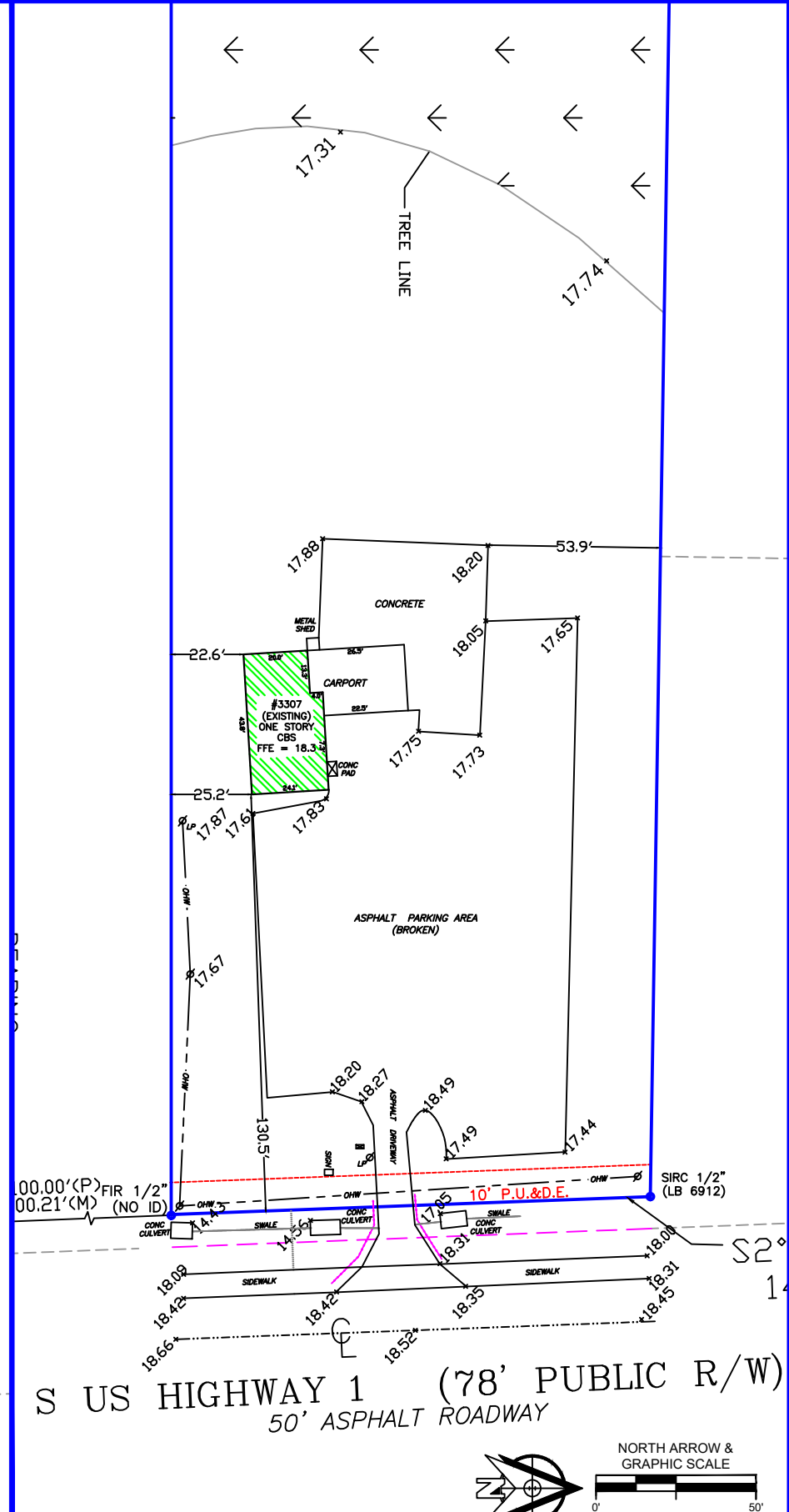
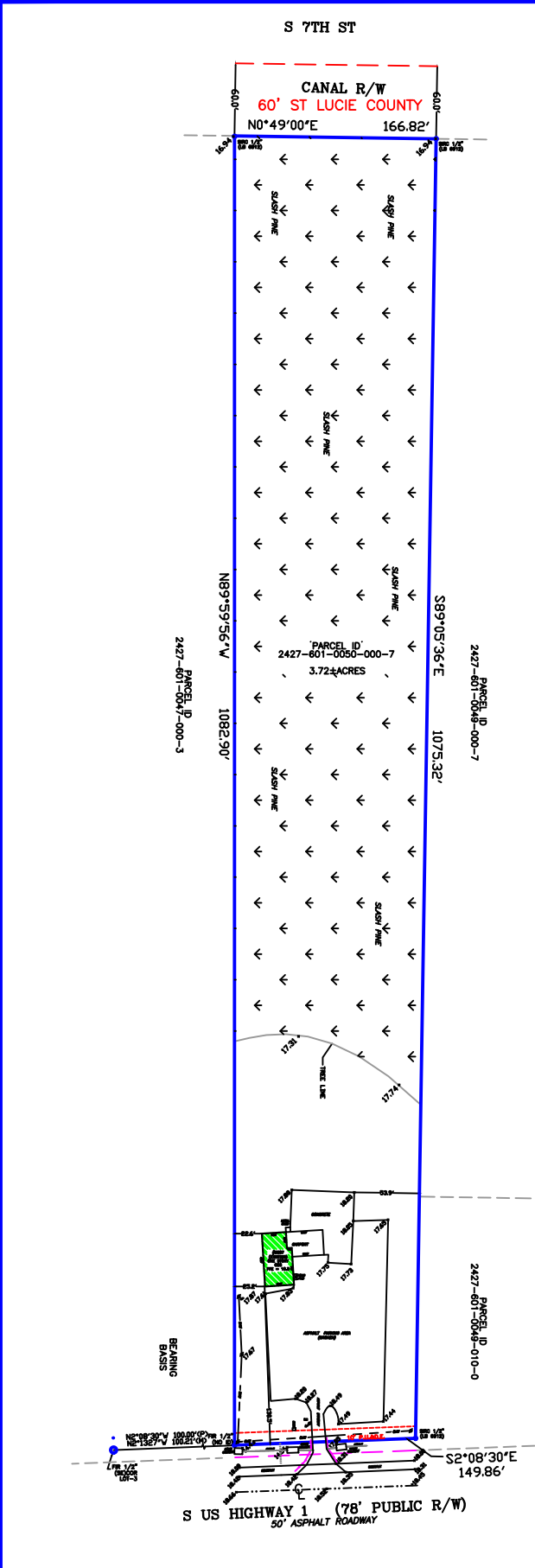
Exhibit "A"

THE NORTH 150 FEET OF THE SOUTH 202.68 FEET OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXCEPTING THEREFROM RIGHTS OF WAY TO FLORIDA POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE.

ALSO EXCEPTING THEREFROM THE EAST 10 FEET THEREOF WHICH HAS BEEN DEEDED TO THE CITY OF FORT PIERCE, FOR THE LAYING AND MAINTAINING OF WATER MAINS AND OTHER UTILITIES, AND THE WEST 60 FEET THEREOF CONVEYED TO ST. LUCIE COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY PREPARED FOR UBILLA-DUQUE HOLDINGS, LLC



SURVEYOR'S LEGEND		LINETYPES	
A/C = AIR CONDITIONING	M = MEASURED	— = BOUNDARY LINE	— = FIRE HYDRANT
BLK = BLOCK	MH = MANHOLE	— = STRUCTURE LINE	— = WATER METER
BM = BENCHMARK	OHW = OVERHEAD WIRES	— = CENTERLINE	— = POWER POLE
C = CURVE	P = PLAT	— = EASEMENT LINE	— = GAS SERVICE
CATV = CABLE T.V. RISER	PB = PLAT BOOK	— = FENCE LINE	— = LIGHT POLE
CB = CATCH BASIN	PC = POINT OF CURVATURE	— = OLD LOT LINE	— = WELL
CL = CENTERLINE	PCP = PERMANENT CONTROL POINT		— = BENCHMARK
CONC = CONCRETE	POB = POINT OF BEGINNING		
CPP = CONCRETE POWER POLE	POC = POINT OF COMMENCEMENT		
D = DEED	PP = POOL PUMP		
DF = DRAINFIELD	PRC = POINT OF REVERSE CURVATURE		
ELEV = ELEVATION	PRM = PERMANENT REFERENCE MONUMENT		
F = FIELD	PT = POINT OF TANGENCY		
FCM = FOUND CONCRETE MONUMENT	R = RADIUS		
FDH = FOUND DRILL HOLE	RNC = RANGE		
FFE = FINISHED FLOOR ELEVATION	RW = RIGHT OF WAY		
FIP = FOUND IRON PIPE	S = SEPTIC		
FIR = FOUND IRON ROD	SEB = SECTION		
FIRC = FOUND IRON ROD AND CAP	SIR = SET IRON ROD AND CAP		
FN = FOUND NAIL	SPND = SET PK NAIL AND DISC		
FND = FOUND NAIL AND DISC	SV = SEWER VALVE		
FND = FOUND	TBM = TEMPORARY BENCHMARK		
FRPK = FOUND PK NAIL	TWP = TOWNSHIP		
FRPK = FOUND PK NAIL AND DISC	TR = TELEPHONE RISER		
FRSPK = FOUND RAILROAD SPIKE	TYP = TYPICAL		
HYD = FIRE HYDRANT	WIT = WITNESS		
ID = IDENTIFICATION	WLP = WOOD LIGHT POLE		
LS# = LICENSED BUSINESS	WM = WATER METER		
LS# = LICENSED SURVEYOR	WPP = WOOD POWER POLE		
	WV = WATER VALVE		

SURVEYOR'S NOTES

- UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
- JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
- THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
- THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC OR ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCE TIES SHOWN ARE RELATIVE TO THE CENTER OF SAID FENCE. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
- PROPERTY LINES AND/OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY FIELD SURVEY.
- MONUMENTS FOUND OR SET ARE SHOWN, CALCULATED LINES AND INFORMATION IS NOTED BY (C).
- COMPUTATIONS OF LINES AND/OR DATA NOT FOUND ARE SHOWN AS (C).
- THIS SURVEY MEETS AND/OR EXCEEDS THE ACCURACY REQUIREMENTS PER FLORIDA ADMINISTRATIVE CODE, CHAPTER 54-17.
- PRIOR TO SURVEY INFORMATION OBTAINED WAS LEGAL DESCRIPTION FROM CLIENT OR FROM PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS AND/OR SECTION CORNER RECORDS IF APPLICABLE.
- IF ONLY A DIGITAL SURVEY COPY IS REQUIRED A SURVEY REPORT WILL BE PLACED IN FILE. THE DIGITAL SURVEY IS NOT FULL AND COMPLETE WITHOUT THE SURVEY REPORT FILE.

SURVEYOR'S CERTIFICATE
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR BELOW. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPTER 54-17.002 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.025, FLORIDA STATUTES. THE SURVEYOR HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 54-17.051 AND 54-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

12.22.2020
 BILL H. HYATT
 SURVEYOR AND MAPPER LS#4636

NOTABLE CONDITIONS:
 PROPERTY APPEARS TO BE SERVICED BY PUBLIC UTILITIES. THERE IS A REAR 10' PUBLIC UTILITY AND DRAINAGE EASEMENT. THERE IS A 6' PUBLIC UTILITY AND DRAINAGE EASEMENT ON EACH SIDE.

NOTES:
 ALL BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED, UNLESS OTHERWISE SHOWN.
 P.U.&D.E. = PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT.
 P.D.E. = PRIVATE DRAINAGE EASEMENT.
 P.U.E. = PUBLIC UTILITY EASEMENT.
 BEARINGS ARE BASED UPON THE RECORD BEARING FOR THE NORTHERLY PROPERTY LINE OF LOT 12 BLOCK C.
 ALL ELEVATIONS SHOWN ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).

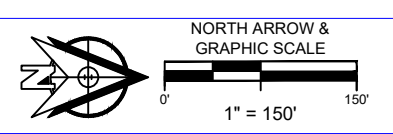
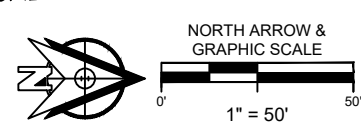
PROPERTY ADDRESS:
 3307 SOUTH US HIGHWAY 1, FT. PIERCE, FL 34982

FLOOD INFORMATION:
 PANEL NUMBER: 12111C0189K
 FIRM DATE: FEBRUARY 9, 2020
 FLOOD ZONE: X
 BASE FLOOD ELEVATION: NA
 COMMUNITY NAME: FORT PIERCE, CITY OF
 COMMUNITY NUMBER: 120286

LEGAL DESCRIPTION:
 SEE PAGE 2 FOR LEGAL

CERTIFIED TO:
 UBILLA-DUQUE HOLDINGS, LLC
 ST. LUCIE TITLE SERVICES, INC.
 WFG NATIONAL TITLE INSURANCE COMPANY

KNOW IT NOW, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 LICENSED BUSINESS #6912
 5220 US-1, #104, VERO BEACH, FL 32967
 PHONE - (888) 396-7770
 WWW.KINSURVEYORS.COM



LEGAL DESCRIPTION:

TRACT 1:
LOTS 8 AND 9 OF BLOCK 1, REGINA PALM SUBDIVISION, SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 82 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TRACT 2:
THE SOUTH 113.64 FEET, TO THE WEST 116.00 FEET, OF THE EAST 132.00 FEET, OF THE WEST 198.00 FEET, OF THE EAST 330.00 FEET, OF THE NORTHEAST $\frac{1}{4}$, OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHWEST $\frac{1}{4}$, OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TRACT 3:
LOT 1, OF BLOCK 4, REPLAT OF PALM GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 42, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TRACT 4:
LOTS 41 AND 42 BLOCK "C" OF MARAVILLA HEIGHTS, A SUBDIVISION ACCORDING TO A PLAT THEREOF RECORDED IN PLAT BOOK 5, AT PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
SUBJECT TO THE RESERVATIONS TO THE STATE OF FLORIDA AS TO PETROLEUM, PETROLEUM PRODUCTS AND OTHER MINERALS AS IN DEED BOOK 125, PAGE 263, AS TO ABOVE LOT 41.

TRACT 5:
THE NORTH 150.00 FEET, OF THE SOUTH 202.68 FEET, OF LOT 177 OF UNIT 3, OF MARAVILLA GARDENS, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 6, PAGE 62 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXCEPTING THEREFROM RIGHTS-OF-WAY TO FLORIDA POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE.

ALSO EXCEPTING THEREFROM THE EAST 10.00 FEET THEREOF WHICH HAS BEEN DEEDED TO THE CITY OF FORT PIERCE, FOR LAYING AND MAINTAINING OF WATER MAINS AND OTHER UTILITIES, AND THE WEST 60.00 FEET THEREOF CONVEYED TO ST. LUCIE COUNTY, FLORIDA.

Ubilla-Duque Holdings LLC
427 S Market Ave
Fort Pierce, FL 34982

AGENT CONSENT FORM

Project Name: Ubilla-Duque Holdings – Slab room & Warehouse – Fort Pierce

Parcel ID: 2427-601-0050-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Jose Ubilla, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development & annexation.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 22 day of June, 2023, by Jose W. Ubilla (Name of Person Acknowledging) who is personally known to me or who has produced Personally Known (type of identification) as identification and who did (did not) take an oath.

Katelynn Tremonti

Notary Signature

Katelynn Tremonti

Printed Name of Notary

(Notary Seal)



My commission expires

[Signature] MANAGER / PARTNER

Owner's Signature

Ubilla Duque Holdings LLC

Owner's Name

427 S. MARKET AV.

Street Address

FORT PIERCE, FL 34982

City, State, Zip

(561) 719 1479 JOSE@REALSTONEANDGRANI.COM

Telephone / Email

NOTE:

THIS IS NOT A SURVEY

DESCRIPTION NOT
VALID WITHOUT
SKETCH.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 150 FEET OF THE SOUTH 202.68 FEET OF SAID LOT 177.

EXCEPTING THEREFROM RIGHTS OF WAY TO FLORIDA POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE.

ALSO EXCEPTING THEREFROM THE EAST 10 FEET THEREOF WHICH HAS BEEN DEEDED TO THE CITY OF FORT PIERCE, FOR THE LAYING AND MAINTAINING OF WATER MAINS AND OTHER UTILITIES, AND THE WEST 365.50 FEET THEREOF.

CONTAINING 2.656 ACRES, MORE OR LESS.

Michael T Owen

Digitally signed by Michael T Owen
Date: 2023.10.17 11:30:53 -04'00'

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE

SKETCH & DESCRIPTION OF:
EAST PARCEL

PREPARED FOR:
**UBILLA-DUQUE
HOLDINGS LLC**

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com



**ENGINEERS & SURVEYORS
ENVIRONMENTAL**

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

CURVE TABLE:

CURVE	RADIUS	DELTA	ARC LENGTH
C1	11502.20'	00°13'24"	44.82'

THIS IS NOT A SURVEY

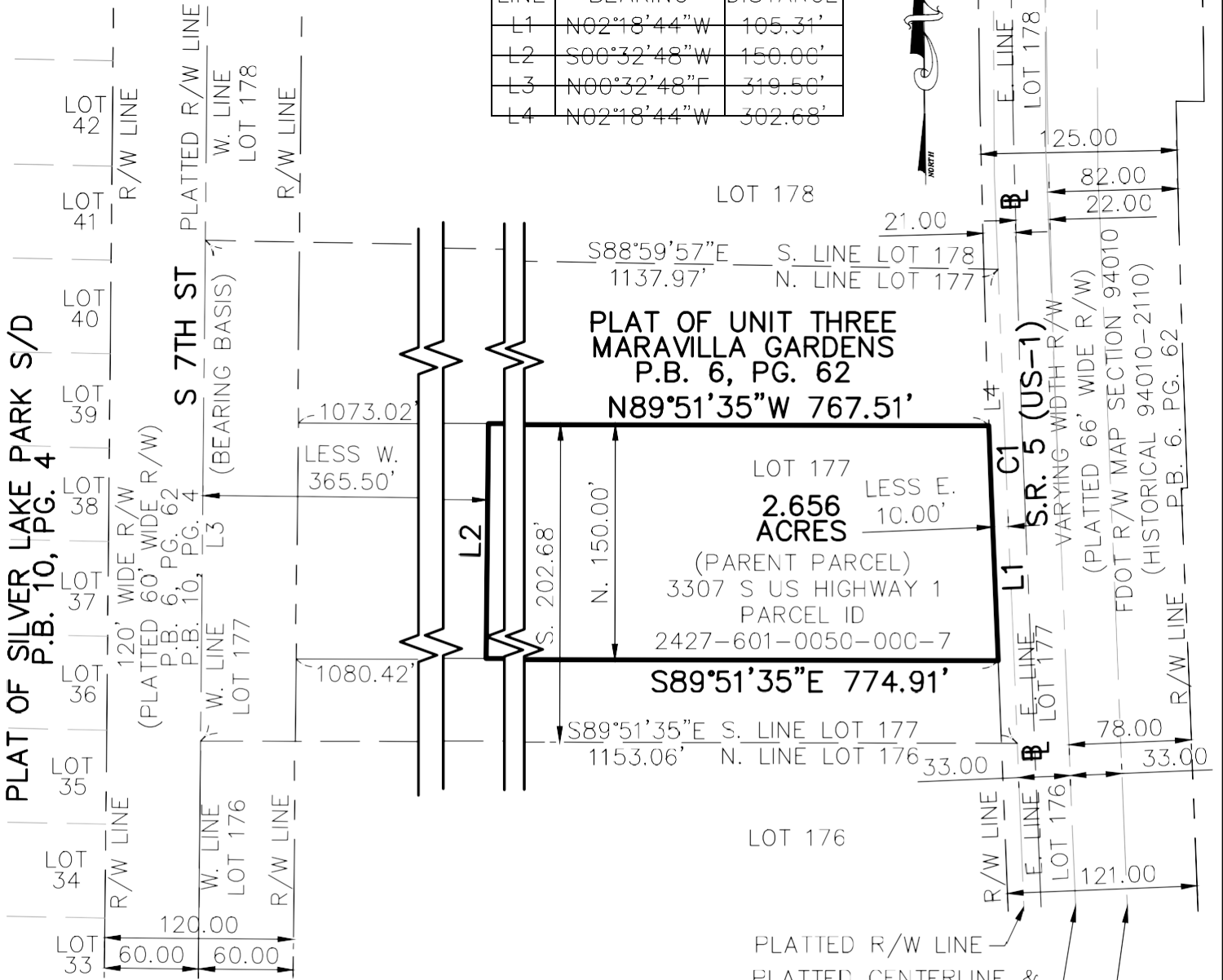
LINE TABLE:

LINE	BEARING	DISTANCE
L1	N02°18'44"W	105.31'
L2	S00°32'48"W	150.00'
L3	N00°32'48"E	319.50'
L4	N02°18'44"W	302.68'

INTENDED DISPLAY SCALE



Scale in feet
1 Inch = 100 Feet



NOTES:

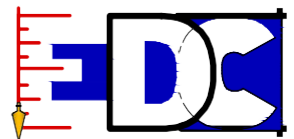
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF S 7TH STREET AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.
- THIS SKETCH AND DESCRIPTION IS BASED ON A BOUNDARY SURVEY PREPARED BY EDC, INC. UNDER PROJECT NUMBER 23-175, DATED OCTOBER 13, 2023.

ABBREVIATION LEGEND

- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- BL BASELINE
- S/D SUBDIVISION

SKETCH & DESCRIPTION OF: EAST PARCEL

PORT SAINT LUCIE OFFICE
 10250 SW VILLAGE PARKWAY
 SUITE 201
 PORT SAINT LUCIE, FL 34987
 ☎ 772-462-2455
 🌐 www.edc-inc.com



ENGINEERS & SURVEYORS ENVIRONMENTAL
 F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 8098

PREPARED FOR:
UBILLA-DUQUE HOLDINGS LLC

REVISIONS

NOTE:

THIS IS NOT A SURVEY

DESCRIPTION NOT
VALID WITHOUT
SKETCH.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 305.50 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 150 FEET OF THE SOUTH 202.68 FEET OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXCEPTING THEREFROM RIGHTS OF WAY TO FLORIDA POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE.

ALSO EXCEPTING THEREFROM THE EAST 10 FEET THEREOF WHICH HAS BEEN DEEDED TO THE CITY OF FORT PIERCE, FOR THE LAYING AND MAINTAINING OF WATER MAINS AND OTHER UTILITIES, AND THE WEST 60 FEET THEREOF CONVEYED TO ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.052 ACRES, MORE OR LESS.

Michael T Owen

Digitally signed by Michael T Owen
Date: 2023.10.17 11:29:48 -04'00'

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE

*SKETCH & DESCRIPTION OF:
WEST PARCEL*

PREPARED FOR:
**UBILLA-DUQUE
HOLDINGS LLC**

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com



**ENGINEERS & SURVEYORS
ENVIRONMENTAL**
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

